

2616 Western Avenue  
Belltown

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**GGLO**

Saratoga Capital Inc.  
DESIGN REVIEW BOARD - Submittal  
SEPT 14, 2021  
SDCI #303 6043 -LU





PROJECT DESCRIPTION

Situated within one of Seattle’s most dense neighborhoods 2616 Western seeks to design a multifamily tower that celebrates both the new and the old of Belltown. 2616 will create natural transitions, enhance views, and celebrate the green street.

The unique massing of the building will be a refreshing deviation from the block-like characteristics of more recent development. The taut geometry of the upper tower will respectfully step back from the Banner Building at it’s upper terrace while the lower floors will reinforce the lower courtyard established by the Banner Building with a shared green connection between the two buildings.

The slender massing of 2616 will leverage lateral and diagonal view gaps to Elliott Bay, Mt. Rainer, the Space Needle, and the city skyline. It will also create less face to face interaction with Vines Condominium preserving pieces of their northern view.

Along the sloping green street at Cedar, the building’s base will recede in plan and section to allow for additional landscaping and enhanced pedestrian comfort.

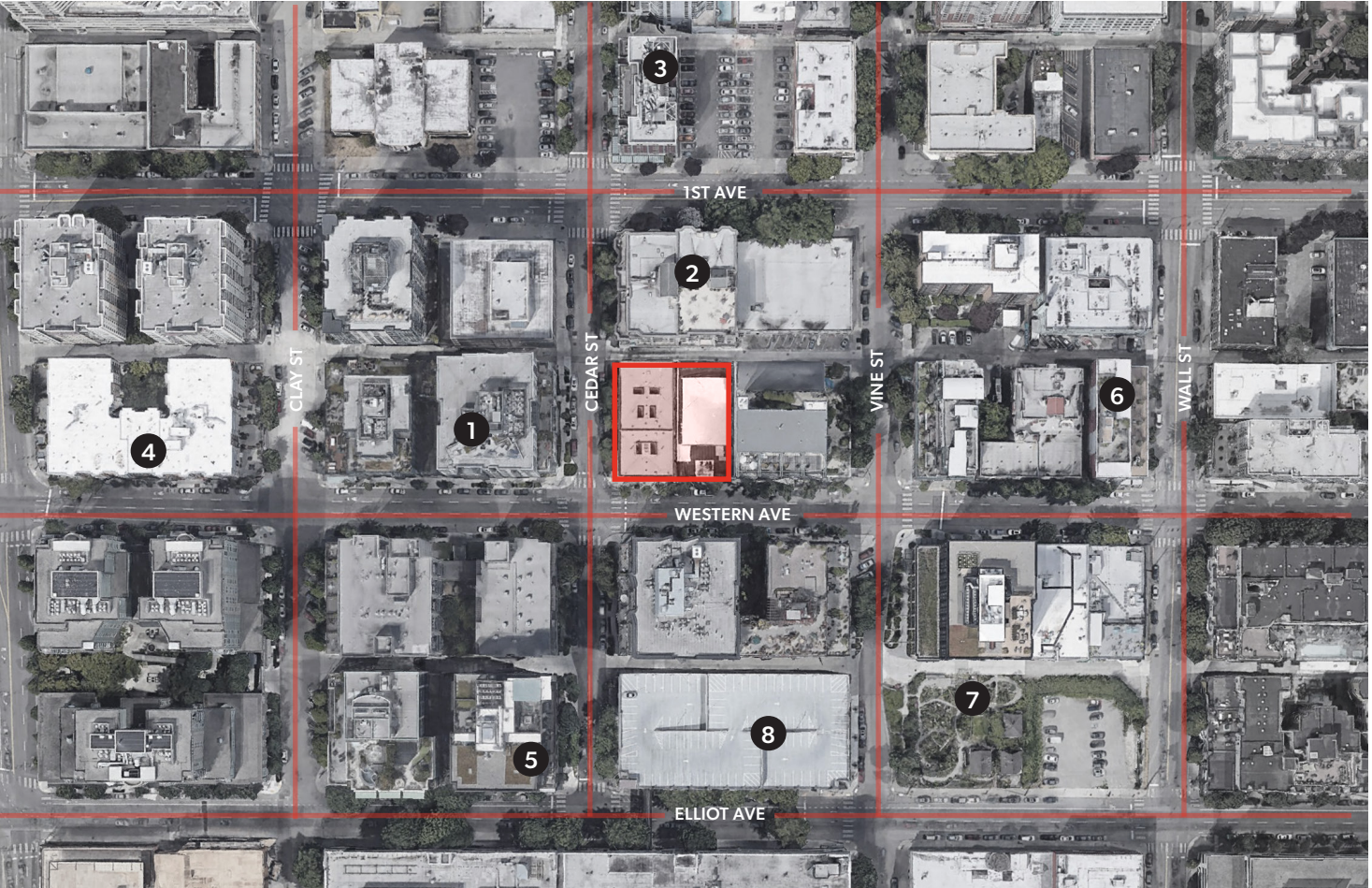
Project is participating in the Living Building Pilot Program.

PROJECT INFORMATION OVERVIEW

Address: 2616 Western Ave Seattle, WA 98121	Site Area: Approximately 14,400 sf
Parcels: 058-751-0000 065-300-0325	Residential Units: Approximately 182 Units
Base Zone: DMR-C 145/75	Building Height 18 Stories Above Grade
	Parking Stalls: Approximately 130 on Site Parking Stalls







LEGEND

- 1 THE PARC APARTMENTS
- 2 THE CEDAR APARTMENTS AT BELLTOWN
- 3 AL HUMPHRY’S HOUSE
- 4 AVA APARTMENTS BELLTOWN
- 5 JOSEPH ARNOLD LOFTS
- 6 SITE 17 APARTMENTS
- 7 BELLTOWN COTTAGE PARK
- 8 PARKING GARAGE



BOARD APPROVED DESIGN AT 2/19/2021 RECOMMENDATION



AERIAL VIEW AT WESTERN - DUSK VIEW



VIEW AT CORNER OF WESTERN & CEDAR



BOARD APPROVED DESIGN AT 2/19/2021 RECOMMENDATION



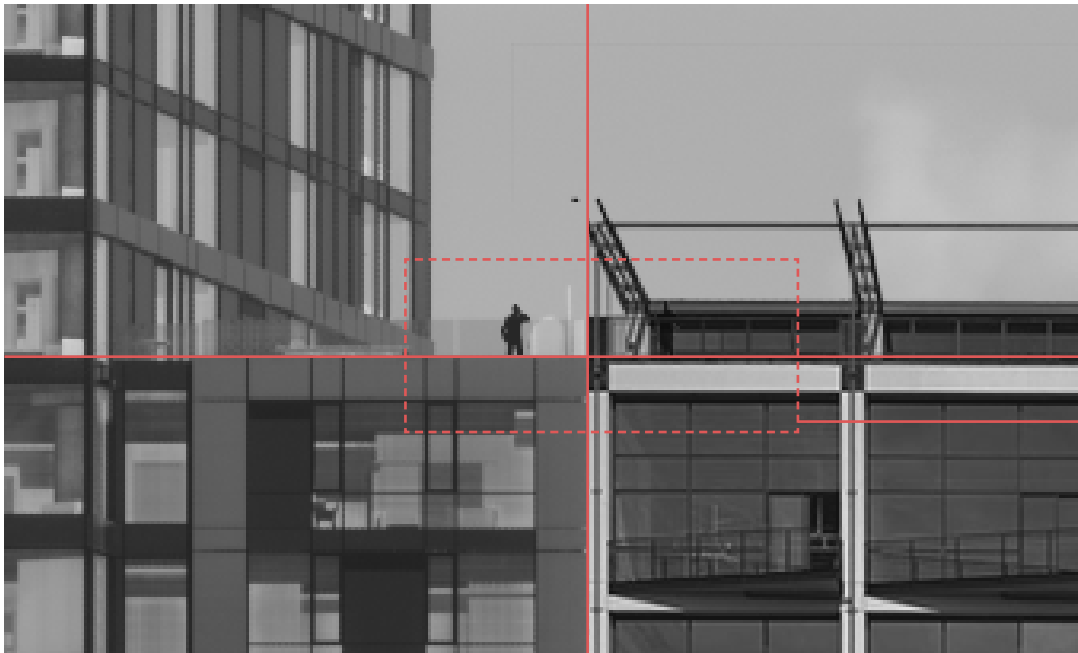
SIDEWALK VIEW AT CORNER OF WESTERN & CEDAR



AERIAL VIEW AT CORNER OF WESTERN & CEDAR

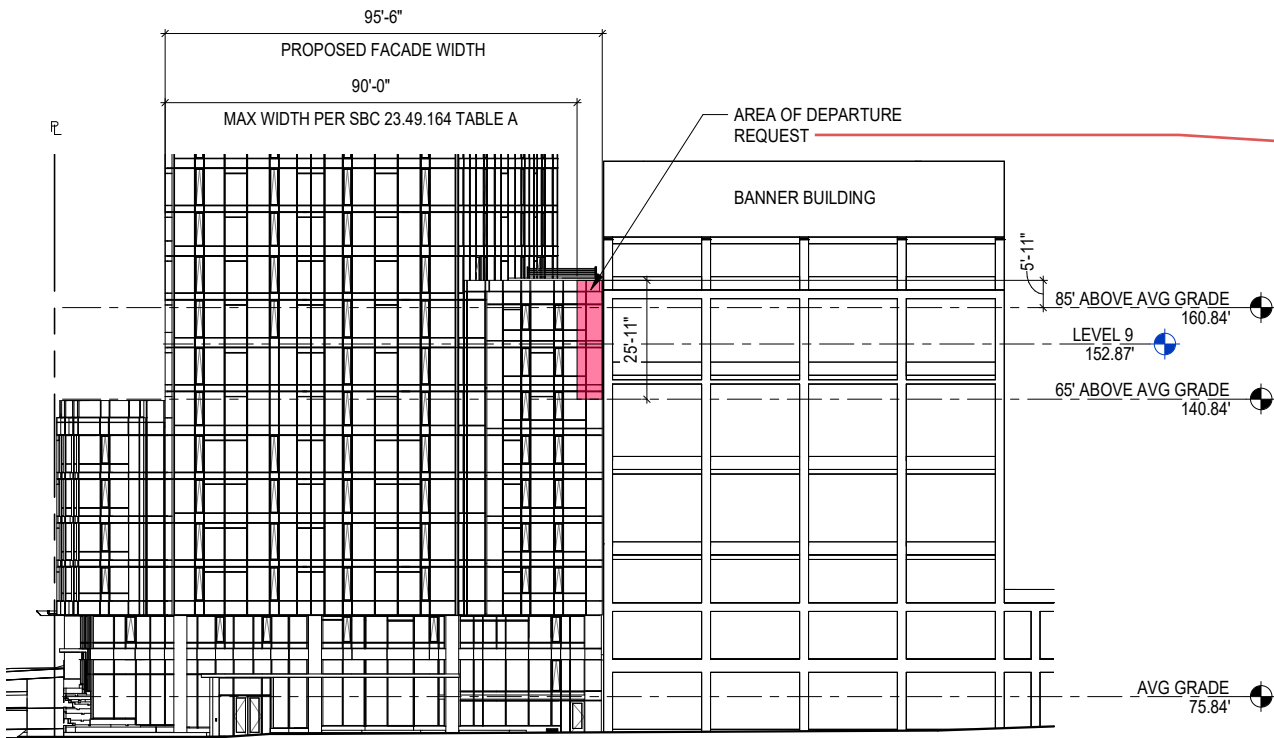


# NEW DEPARTURE IDENTIFIED AFTER BOARD 2/19/2021 RECOMMENDATION



LEVEL 10 OUTDOOR DECK

BANNER BUILDING



## DEPARTURE REQUEST #6

- The applicant is requesting to depart the 90 ft maximum width above 65 ft on Western Avenue. The proposed width between 65'-0" and 90'-11" in height is 95'-6".

## RATIONALE

- In order to align with the Banner Building's existing parapet height, the height of the recessed "gasket" of the new building and corresponding facade width is above the 65 ft height. Aligning with the existing parapet will promote a clear contextual relationship to the Banner Building.

## BENEFIT TO DESIGN GUIDELINES

- Aligning with the existing parapet wall with the Banner building will promote a better contextual relationship to the existing building and a more harmonious streetscape that reinforces existing building datums.

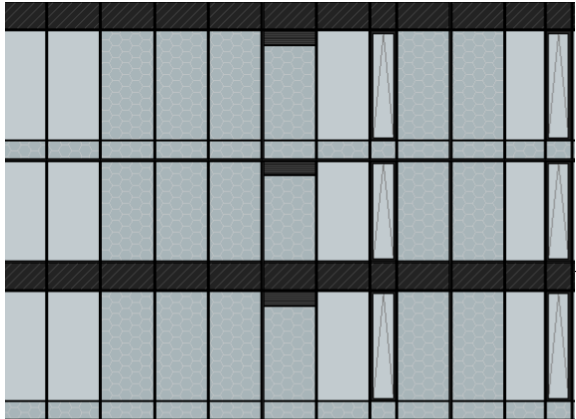
## CODE REFERENCE

- 23.49.164 TABLE A

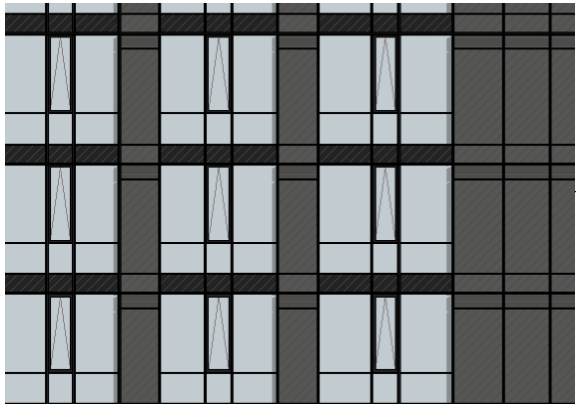


# DESIGN DISCUSSION FROM 2/19/2021 RECOMMENDATION PACKAGE

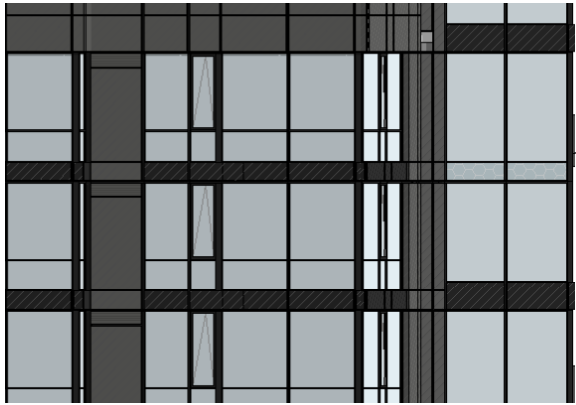
## NO CHANGES TO DESIGN PROPOSED



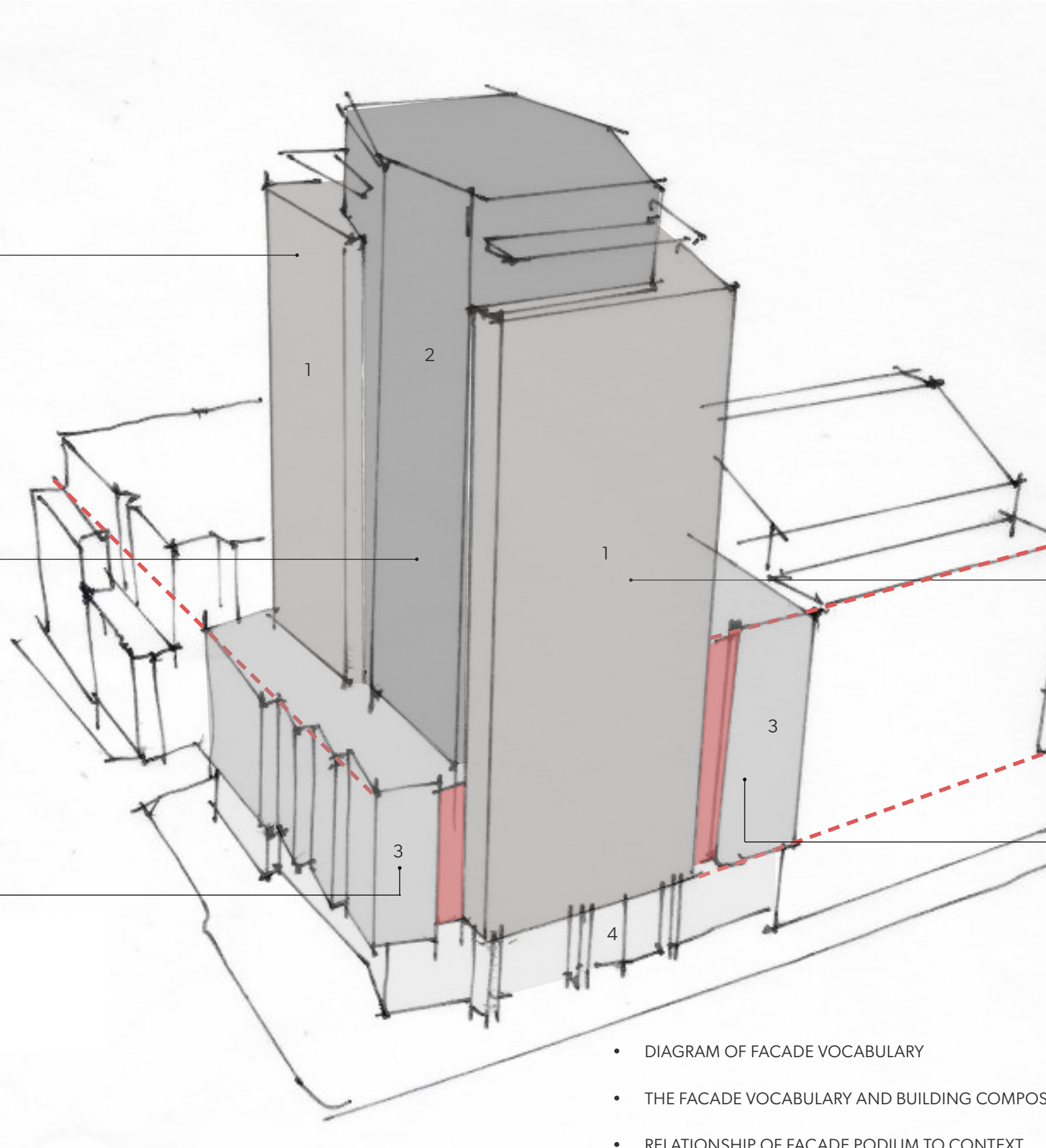
1. ENLARGED ELEVATION AT 2 STORY WRAPPER



2. ENLARGED ELEVATION AT MAST



3. ENLARGED ELEVATION AT PODIUM ALONG CEDAR

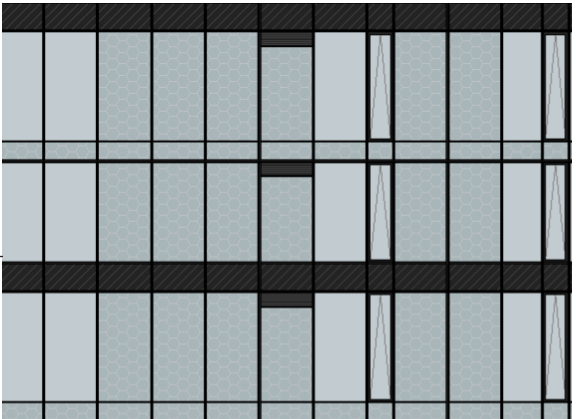


- DIAGRAM OF FACADE VOCABULARY
- THE FACADE VOCABULARY AND BUILDING COMPOSITION
- RELATIONSHIP OF FACADE PODIUM TO CONTEXT

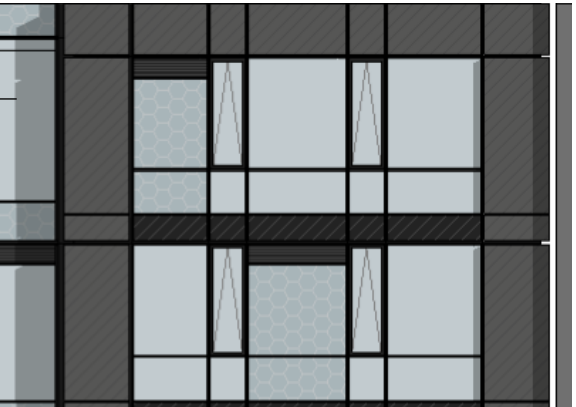
### 2. DESIGN CONCEPT, SCALE MITIGATION AND EXECUTION

C. The Board was concerned that there was very little depth or texture in the 'wrapper' facade assembly and that the potential contrast that could be developed with the smoother 'mast' would be limited by the projecting elements required for the mast's cladding system. (A-1, to B-1, B-3)

--- CONTEXTUAL FACADE ALIGNMENT



1. ENLARGED ELEVATION AT 2 STORY WRAPPER



3. ENLARGED ELEVATION AT PODIUM GASKET ON WESTERN

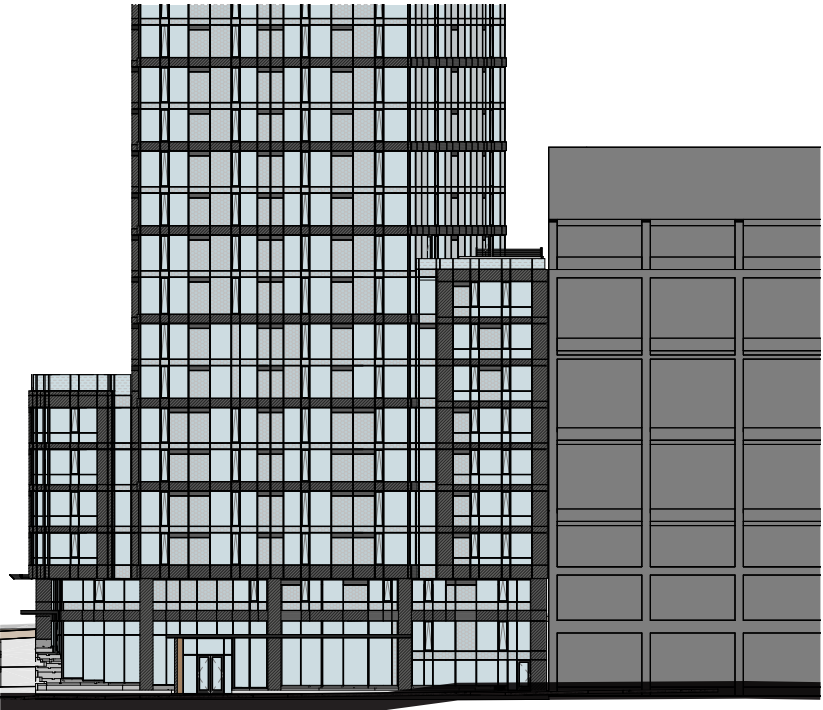


# DESIGN DISCUSSION FROM 2/19/2021 RECOMMENDATION PACKAGE

## NO CHANGES TO DESIGN PROPOSED



- GASKET IS A MORE DISTINCT EXPRESSION WITH A FINER GRAIN OF DETAIL PROVIDING BETTER CONTRAST WITH THE GLASSIER TOWER
- METAL SPANDREL AT EVERY FLOOR PROVIDES MORE DETAIL AND TEXTURE AT OVERALL PODIUM
- AT THE GASKET ELEMENT THIS EXPRESSION PROVIDES AN EFFECTIVE TRANSITION TO BANNER BUILDING



WESTERN AVE ELEVATION (SOUTH)  
SCALE - NTS

### 3. CONTEXT

B. The Board reiterated their previous support for the development of a 'gasket' component between the proposed project and the Banner Building to the south but noted that its success as a transitional element was compromised by the same lack of distinct expression noted previously. The Board agreed that the resolution of those issues would likely lead to a similar resolution for this element.(A-1, B-1,B-3.a., B-4)

#### Response:

The gasket is now clearly articulated from the tower with a recessed vertical notch separating the glassier wrapper tower element from the opaquer podium. The solid frame surrounding the gasket is also more robust to create more distinction with the wrapper. The top and bottom of the gasket are aligned with the corresponding datums at the Banner building to better relate to its scale, proportions and setbacks.

